



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

PLANNING BOARD MEETING AGENDA

April 21, 2020 – 6:30 p.m. – Virtual Meeting

AGENDA ITEM

1. Call to Order

Chairman Jones called the meeting to order at 6:31 pm. He noted the meeting was being conducted virtually through WebEx.

2. Determine Quorum

Chairman Jones verified a quorum was present on the call.

Present: John Jones, Chris Smith, Mark Petersen, Kelly Cates, Paul Cappiello, and Michael Lavelle

Absent: No members were absent

Staff Present:

Rohit Ammanamanchi – in person at the Village Hall

Barbie Blackwell – attended by phone

3. Adoption of the Agenda

MOTION: Chairman Jones made a motion to adopt the agenda as presented and seconded by Kelly Cates.

VOTE: The motion passed unanimously.

4. Adoption of the Meeting Minutes for: 2/18/20 and 3/9/20 (*Joint Meeting with Council*)

MOTION: Paul Cappiello made a motion to adopt the 2/18/20 and 3/9/20 minutes as presented and seconded by Mark Petersen.

VOTE: The motion passed unanimously.

5. Public Comment Period

No one signed up to speak.

ITEMS OF DISCUSSION

1. Nominations and Election of Officers

Ms. Blackwell opened the floor to nominations for Chair

a. Chair

Michael Lavelle nominated John Jones

Chris Smith nominated Kelly Cates. Ms. Cates declined the nomination as Chair.

MOTION: Mark Petersen made a motion to elect John Jones as Chairman and seconded by Michael Lavelle.

VOTE: The motion passed unanimously.

Ms. Blackwell opened the floor to nominations for Vice-Chair

b. Vice-Chair

Michael Lavelle nominated Mark Petersen. Mr. Petersen declined the nomination.

Mark Petersen nominated Kelly Cates

MOTION: Michael Lavelle made a motion to elect Kelly Cates as Vice-Chairperson and seconded by Mark Petersen.

VOTE: The motion passed by a vote of 4 ayes to 1 nay with Chris Smith voting in opposition.

2. Discussion of Marvin Gardens Commercial Outparcel Subdivision Final Plat

Mr. Ammanamanchi presented his staff report on this item. *(See attached staff report is hereby incorporated as reference into these minutes.)*

The Planning Board discussed this item in depth.

MOTION: Chris Smith made a motion to accept the Subdivision Plat as presented and seconded by Kelly Cates.

VOTE: The motion passed unanimously.

3. Update on Land Use Plan/Village Center District Timeline

Mr. Ammanamanchi presented his staff report on this item. *(See attached staff report is hereby incorporated as reference into these minutes.)*

The Planning Board reviewed the timeline. They requested sending the LUP to Council for review at their July 30 Work Session Meeting.

4. Discussion of Calling a Special Meeting to discuss Code Reorganization and Revisions

Mr. Ammanamanchi presented his staff report on this item. *(See attached staff report is hereby incorporated as reference into these minutes.)* He noted that the deadline for the revisions is June 30th and would be sent to Council for review on June 25th.

The Planning Board discussed this item in depth. They wanted to wait until the consultant was finished before giving their recommendations to Council.

5. Discussion of Land Use Plan

Mr. Ammanamanchi presented his staff report on this item. *(See attached staff report is hereby incorporated as reference into these minutes.)*

The Planning Board started at Section H.1 to the end of the LUP.

They requested the following language to be added:

- H.1 – Curb and Gutter Drainage and Stormwater Management
- H.6 – Safety and Lighting

6. Discussion of Future Land Use Map Village Center District Boundaries

Mr. Ammanamanchi presented his staff report on this item. *(See attached staff report is hereby incorporated as reference into these minutes.)*

a. Village Center District Boundaries

Planning Board discussed this item in depth. They suggested holding a Public Information Meeting on the boundaries between Marvin School Road and Marvin Road. They requested staff to prepare a list of questions to ask property owners. They also requested more information be presented on the boundaries and a draft of the Design Guidelines.

The Planning Board requested this item be brought back for discussion to a subsequent meeting.

b. County comments on ETJ

Mr. Ammanamanchi reported the Union County Planning Director supported Marvin's proposal for its ETJ area. The Union County Planning Director suggested adding the church other lots with map nestled within Marvin Gardens. Mr. Ammanamanchi reported by adding these parcels to the ETJ would allow us to regulate the development of the church properties if the church ends up selling to someone rather than a developer.

Planning Board agreed by consensus to speak with the Union County Planning Director on the upper right parcels and properties in Marvin Garden.

c. Other Land Uses in Marvin

Planning Board tabled discussion until their next meeting.

AGENDA ITEMS

1. Review of Action Items

- Ms. Blackwell will update the Chair and Vice-Chair information on the website and contact lists. She will email an updated contact list to members.
- Mr. Ammanamanchi will add the LUP/Village Center District to Council's Work Session Agenda.
- Mr. Ammanamanchi will send an email to the consultant explaining the changes need for the ordinances.
- Mr. Ammanamanchi will send Village Center District Boundary Renderings to Planning Board if they are available before the Planning Board meeting in May.

2. Board Member Comments

John Jones – no comments

Chris Smith – no comments

Kelly Cates – no comments

Mark Petersen – no comments

Michael Lavelle – Expressed his congratulations to Mr. Jones and Ms. Cates for serving as Chair and Vice-Chair. He expressed, "Good Luck."

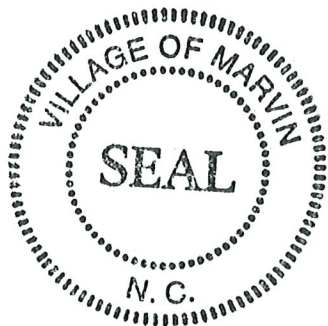
Paul Cappiello – He noted that the virtual meeting went very well except for voting.

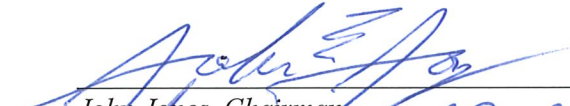
ADJOURNMENT

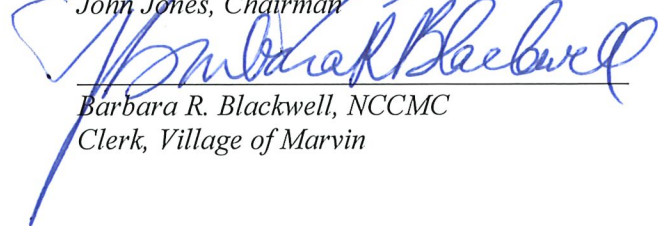
MOTION: Michael Lavelle made a motion to adjourn the meeting at 9:12 pm and seconded by Kelly Cates.

VOTE: The motion passed unanimously.

Adopted: 5/19/2020




John Jones, Chairman


Barbara R. Blackwell, NCCMC
Clerk, Village of Marvin



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

TO: Planning Board

FROM: Rohit Ammanamanchi, Senior Planner/Zoning Administrator

SUBJECT: Discussion of Marvin Gardens Commercial Outparcel Subdivision Plat

DATE: April 15, 2020

Background

The developer of Marvin Gardens has submitted a final plat for the subdivision of Lot 2 into four outparcels. This subdivision proposal is consistent with the original zoning document and the developer has a bond for the guarantee of infrastructure. The purpose of this subdivision is to allow 4 commercial tenants, one on each parcel, to develop and occupy the outparcels as permitted by the Marvin Gardens I-CD zoning.

Following this memo are the:

- Subdivision Plat
- Original Approved Zoning Document

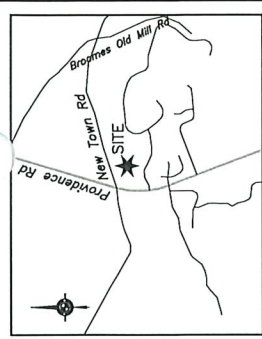
Current

Staff recommends Planning Board review and recommend approval of the Subdivision Plat.

OWNER:
PUBLIX NORTH CAROLINA, LP
P.O. BOX 12018
LAKELAND, FL 33802-2018

ZONING:
SUBJECT PROPERTY ZONED: I-CD (INDIVIDUAL CONDITIONAL DISTRICT)
FOR FURTHER INFORMATION CONTACT THE VILLAGE OF MARTIN ZONING DEPARTMENT AT 344-4571 x100.

SUBDIVISION PLAT OF
MARVIN GARDENS
OWNER: PUBLIX NORTH CAROLINA, LP
NEW TOWN ROAD & PROVIDENCE ROAD
SANDY RIDGE TOWNSHIP, VILLAGE OF MARTIN, UNION COUNTY, NC
DEED REFERENCE: BOOK 6851, PAGE 616
MAP REFERENCE: BOOK 0, PAGE 954
TAX PARCEL NO: 06-183-011, 06-183-011B, 06-183-011C,
06-156-014A & 06-156-005B
TOTAL AREA: 1,072,861 SQ. FT. OR 24.6295 ACRES

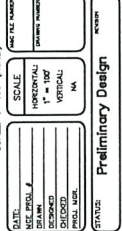


CONDITIONAL ZONING DOCUMENT
VILLAGE OF MARVIN
UNION COUNTY, SANDY RIDGE TOWNSHIP
NORTH CAROLINA
PRELIMINARY IMPROVEMENTS
AUGUST 28, 2015

ENGINEER
NAME: MCKIM & CREED, INC.
KENNY DRAFFEN, PE
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
PHONE #: (704) 841-2588
EMAIL: karottien@kimcreed.com

PROPERTY OWNER
NAME: TATE FAMILY, LLC
ADDRESS: 11717 PROVIDENCE RD WEST
CHARLOTTE, NC

SHEET NO. 0233 SCHEMATIC LANDSCAPE PLAN
- REVISIONS INCLUDE UPDATES TO INCLUDE FINAL CONDITIONS DATED NOVEMBER 1, 2018



COVER SHEET

Regency.
Centers.



8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2388, Fax: (704)841-2357
E-1222
www.mckinacreed.com

[illegible]



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

TO: Planning Board

FROM: Rohit Ammanamanchi, Senior Planner/Zoning Administrator

SUBJECT: Land Use Plan/Comprehensive Plan Timeline Update

DATE: April 15, 2020

Background

This memo is to clarify and give an update about specific items remaining in the Land Use Plan/Comprehensive Plan Process. The next steps of the Land Use Plan, based on the remaining items, would go as follows:

April 21: Planning Board finalize Chapters 1-5 of the land use plan and Future Land Use Map

May 19: Planning Board finalize the Village Center District and related sections of LUP

April-July: Planner and Planning Intern will

- Create clearer and up-to-date maps,
- Find and replace all images with pictures that have valid use license,
- Fill in the demographic information with 2019 data,
- Fix any remaining graphical and formatting issues.
- Wrap up with References and Appendices

June 6: CCOG will complete the regional growth model, where the results will be a significant portion of the Comprehensive Plan

June 16: Planning Board reviews the Comprehensive Plan.

July 21: Planning Board wraps up review of all components and provides a final draft for Council to review.

August 18: Council returns the Land Use Plan with comments, Planning Board reviews comments and submits final Land Use Plan to Council for approval.

It is not expected that Planning Board must make final decisions at every step listed above. If at any given phase, the Planning Board feels they need to defer decisions to hold a public input meeting or take longer than one meeting to deliberate, it is perfectly fine to table the discussions. None of these dates are deadlines, and the schedule can be shifted according to the situation; this is merely a guide.



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

TO: Planning Board

FROM: Rohit Ammanamanchi, Senior Planner/Zoning Administrator

SUBJECT: Discussion of Calling a Special Meeting to Discuss Code Reorganization and Revisions

DATE: April 15, 2020

Background

The Code Reorganization project has begun, and Kendig Keast Collaborative will be conducting the project. The project is by and large about reorganizing; removing redundancies, contradictions, and inaccuracies. However, there is a small list of actual revisions that will be included in this project that the Planning Board must review and provide recommendation to Council, and this review is a whole meeting's length of material on its own. Staff recommends that at a special called meeting sometime between the April and May meetings, we should discuss the revisions that will be included in the code reorganization. Staff will have all ordinance text in advance of the special called meeting for your review.

The list of revisions includes the following (more may come up):

Various setback regulations for accessory use structures

Various Definitions

Clarification/Consolidation of Large/Small Tract Subdivisions vs. Minor/Rural/Major Subdivisions

Clarify tree removal exemption in 93.36(A)(1)

Add Marvin Gardens to the list of I-CD's in §151.092

Current

Staff asks Planning Board to discuss calling a special meeting for the review of various code revisions in relation to the code reorganization project.

F. PARKS, RECREATION, GREENWAYS & PEDESTRIAN TRAVELWAYS: POLICIES & GOALS



EXPAND AND MAINTAIN OUR NETWORK OF PEDESTRIAN TRAVELWAYS, PARKS, RECREATION & GREENSPACE

Principle Policy

Conserve open greenspaces, expand parks, connect neighborhood places through a series of greenways and promote recreational opportunities which express the values of our community.

GOALS & OBJECTIVES

F1.100

Planning and Implementation

Identify and encourage the reservation of strategically located, undeveloped land for publicly useable greenspaces and parks
Create pedestrian connections from neighborhoods to recreation, parks and other destinations in the Village
Periodically update the Park and Greenways Master Plan to accommodate changing conditions
Require development plans to show the presence of an internal pedestrian network and pedestrian areas where appropriate
Review new development and redevelopment for compliance with an adopted Greenway Master Plan

Add Goal #5 & put "to preserve ^{and preserve} Marvin's open spaces"
from P&G Master Plan

F1.200

Acquisition and Provision Regulations:

Establish capital project funding to implement a prioritized list of greenways with the Greenway Master Plan
Continue to research opportunities to acquire lands for potential future public parks.
Actively pursue and secure easements along the Marvin Loop and other areas key to the Marvin Greenway Map areas →
Require accessible pocket parks, pedestrian travelways and recreation equipment in new neighborhoods where appropriate.
Create regulations for development and redevelopment, to ensure the provision of green space for recreation
Establish a minimum standard of accessible, public green space, and travelways to be provided by non-residential development
Require non-residential uses to provide landscaped and furnished public gathering spaces as appropriate

Parks &

F1.300

Maintenance:

Institute regular maintenance programs for parks and recreation areas, public lands and greenway

F1.400

Service & Needs:

Develop a public park system with adequate space and facilities to meet varied demographic needs
Develop public spaces and parks with recreation equipment to serve a wide range of age residents
Support Initiate self-guided educational and recreational programs to optimize use of the Village's recreation system (e.g. native plant / bird watch lists, walking programs, educational walks for school-aged children, etc.)
Develop educational programs that promote environmental care and greenway safety
Consider the installation of signs, maps and trail programs along Village greenways and park trails
Consider and providing safe and secure parking areas that serve greenway trails and parks

F. PARKS, RECREATION, GREENWAYS & PEDESTRIAN TRAVELWAYS: POLICIES & GOALS

F1.500

Effective Uses

Protect environmentally sensitive lands by requiring greenway or open space to buffer development
Incorporate existing natural areas and historic areas into the greenway system as feasible.

F1.600

Streetscapes and Crosswalks

Require streetscapes to create more pleasant walking environments and separate pedestrians from vehicular traffic.
Create appropriately diverse streetscape standards for different uses or character areas in the Village
Require (as feasible) streetscape trees between sidewalks and curbs to separate pedestrians from vehicular traffic
Consider lighting standards, pedestrian furnishings and landscape standards for streetscaping in appropriate areas
Provide pedestrian crosswalks that may incorporate pavers and other building materials and textures

F1.700

Pedestrian Networks and the Village Center

Create pedestrian-friendly parks and facilities that are furnished and well-lit in the Village Center area
Provide linear parks connecting uses and recreation areas within the Village Center area
Provide useable spaces for recreation and entertainment connected by pedestrian travelways within the Village Center

F1.800

Recreational Program

~~Continue to host and promote the Marvin Area Recreational Equine Show (MARES) ---change~~



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

TO: Planning Board

FROM: Rohit Ammanamanchi, Senior Planner/Zoning Administrator

SUBJECT: Discussion of Future Land Use Map

DATE: April 15, 2020

Background

A major part of the 2020 Land Use Plan is to determine the future land uses of parcels in and around Marvin. This discussion is broken down into three sections for structure and clarity.

1. Village Center District Boundary
2. County Feedback of ETJ Proposal
3. Other Land Uses in Marvin

Attached for reference of this discussion are:

- The current draft of the Future Land Use Map (2017)
- The previous Future Land Use Map which accompanies the current Land Use Plan (2006)
- Village Center Boundary with possible expansion alternatives
- Example site plans of current Village Center District boundary and expansions
- The ETJ Proposal with County Planner additions

Staff Analysis

1. Village Center District Boundary

In this packet following this memo, I have included the current Future Land Use Map draft showing the Village Center Boundary, and several alternatives for expansion. These expansion proposals come from the process of hearing the desires of property owners and Board members, considering the vision of a fully built-out Marvin, and thorough research of the history of the district and past decisions. I understand that there is reluctance to consider expansions, but I am confident that the draft VCD zoning regulation (especially the concepts of “transitional density” and an overall residential density of 1 unit per acre) is a highly effective formula that will address all of the issues that residents and Board members have expressed. Below are the Staff explanations and analysis of each boundary alternative. Again, please refer to the sketches for an idea of what each of these expansions would look like when built with the current (draft) VCD Zoning Regulations.

- a. Mandatory Expansion: 74 acres, 22 storefronts, 35-40 housing units

This expansion of the boundary is required at minimum for the simple reason that it is impossible to rezone *a portion of* any property, and it is not expected that any property owner can be compelled to subdivide to match the current boundary. The reason that the boundary was originally drawn this way was the desire to limit high intensity development to the front of deep parcels (Lett and Fincher). However, this issue is completely addressed by the zoning regulation of requiring the commercial development to be within 300 feet of the main roads. Any part of a parcel further than 300 feet from the road must be residential only. Furthermore, the residential development abutting existing neighborhoods must be of similar density and character to that neighborhood or repurpose existing buildings.

Removal of the two properties at the front of Three Pond Acres neighborhood is straightforward. Those two properties are not suitable for redevelopment nor desired by the neighborhood.

- b. Small expansion alternative: 77 acres, 25 storefronts, 35-40 housing units

The Small expansion option includes Philbrick and Vasireddy properties.

The Vasireddy property being allowed to develop as mixed-use makes a lot of sense, as it will be adjacent to the proposed new Village Hall site. (Financing is being discussed by Council so it is now much more likely that the corner site will become the new Village Hall as planned). There are a great many low-impact commercial uses that are beneficial and synergistic to be next to a Village Hall (for example lunch restaurant, coffee shop, real estate office) which makes the Vasireddy property an ideal candidate to be included into the VCD.

TJ Philbrick has expressed a very strong desire to convert his existing house into an office for his engineering firm. Having previously worked at a small engineering firm myself, I can attest that the traffic drawn will, almost every day, be just the employees that work there (in this case 10 employees at most) and occasional auxiliary services related to commercial use (such as a cleaning maid and package deliveries). Therefore, I support his proposal, and I also support the idea that this property can tie a driveway into the new road in Odell's subdivision given that it will generate almost zero traffic daily. If this property is the only one "outside of the roundabouts" to be included in the VCD, then this proposed use and other near-zero impact uses can be written into the regulation for this property alone through the means of Zoning Envelopes (for example how one specific parcel in Marvin Gardens is allowed to have a gas station). Doing so will ensure that the driveway access will never allow any other high traffic generators to have a connection onto Meadowlark Lane in the future.

c. Medium expansion alternative: 104 acres, 37 storefronts, 60 housing units

Parts of this expansion alternative can be seen in light blue on the current draft Land Use Plan. This alternative includes Coates and Windle's houses, Lett's undeveloped triangle, and Reasons' ranch and manor. Additionally, Schmidt's houses can be considered.

Reasons' ranch is a near-blank slate with a majestic manor in the middle. Although the property spans a wide 19.6 acres, the commercial uses would be limited to fronting the main street. The rear would have a cul-de-sac resembling one in a small single-family neighborhood similar to many in Marvin. The Grace Manor would remain the same on the outside but could be repurposed into having 4-6 units internally to provide housing appropriate for a downtown district. With all these considerations, the development of the Reasons property will retain and highlight the character of Marvin and develop low-density residential next to the existing neighbors, all while providing a great diversity of uses and tax base to the VCD.

Coates and Windle are the same family who cherish the proximity of their houses to each other. But it is unfortunate that they have to cross New Town Road to visit each other. Even more unfortunate, if Reasons' property joins the VCD, then they will be stuck in the middle of it. If they could arrange to move to similar sized homes in the very back of Reason's development, they could enjoy a much quieter and safer street, while their current houses could open up as prime commercial properties at the cornerstone intersection. Additionally, the house that the Windles live in, commonly referred to as the Deadwyler house, has great historic and architectural value, and would be far better utilized as a centerpiece of the VCD than a buffered individual residence.

Schmidt's house is an anomaly compared to the rest. It is understandable that the initial inclination of seeing this property on the map is: "Why are you even considering a property to be in the VCD that is on the other side of an existing neighborhood?" The reason is to negotiate a vital link of the Marvin Loop Greenway.

Councilwoman Vandenberg has often griped that, without a sidewalk across Schmidt's property, the Marvin Loop Trail would forever be incomplete. The difficult situation is that the house on Marvin Road is extremely close to the road (much closer than would be allowed if built today), and constructing a trail would either ruin his lawn or have to be right up against the road with a curb and gutter. Neither option is desirable, if the house were to remain a house that is.

But a once-in-a-lifetime opportunity arises with the VCD. If this house were converted into a small commercial use like a café, then a sidewalk could be built right up against the building and would be the best design for all parties involved. A commercial use would benefit from the traffic on a nice wide sidewalk, and trail users would not have to be pinched up against the road (or be missing that segment entirely). Schmidt could then be allowed to build an extra home in the back to compensate for repurposing the front home, and The Preserve and Innisbrook are so far set back that they would barely notice this small commercial use sheltered by tall, thick hedges. For the reason of negotiating completion the Marvin Loop, Staff highly recommends consideration of Schmidt's property into the VCD.

d. Large expansion alternative: 150 acres, 50 storefronts, 105 housing units

The Large expansion alternative includes the above options as well as a combination development of Priebas and Odell's properties. In the recent past, a 47-home subdivision was proposed and rejected. However, the Village Center Zoning addresses many issues from that proposal.

- The density of this 46-acre pair of parcels was a mere 1 home over Marvin's 1 unit per acre. The VCD Zoning would only allow at most 46 units, thus staying in character.
- Furthermore, those 46 units would have a transitional density, starting from a rural single-family density of 0.75/acre in the back, a suburban density in the middle, and some residential above retail in the front.
- The development would be buffered from Meadowlark with a 50-100 foot buffer of existing mature trees
- Finally, two access points on New Town Road would ensure sufficient traffic flow without having an access on Meadowlark Lane

e. Summary and Analysis

The great detail of this section is meant to provide background to the Planning Board based on research and communication between Staff and property owners, and to explain the merits of each property's inclusion into the VCD. Staff opinion is that any boundary alternative would be successful, with careful thought of how each of these alternatives would be implemented. However, in simply counting how many storefronts are available and counting how many different uses a vibrant downtown district should have, the small boundary comes just short. My estimation for a healthy, diverse economic center of this size impact (1.5 mile radius, 2,000 households) is 5-10 restaurants, a cornerstore, 5 specialty food places (including coffee, ice cream, bars), 5 specialty stores/artisan retail, 5-10 services (barber, nails, post office), 10-15 offices (e.g. doctors, real estate, insurance, but consider that many Marvin residents would desire to operate such an office in Marvin's Village Center so the more of these, the better). This totals 30 – 45 storefronts ideally.

2. Union County Planning Director Comments on ETJ Proposal.

The Union County Planning Director supports the proposal of our ETJ, but asked if we would like to add the church that is nestled within Marvin Gardens. The parcels are in the upper right of the attached ETJ map, labeled with the ETJ -B (Business) zoning. Adding these parcels to the ETJ would allow us to regulate the development of the church properties if the church ends up selling to someone other than the developers of Marvin Gardens. This would allow us to require a cohesive site plan between that site and Marvin Gardens which would already be developed.

3. Other Land Uses in and around Marvin

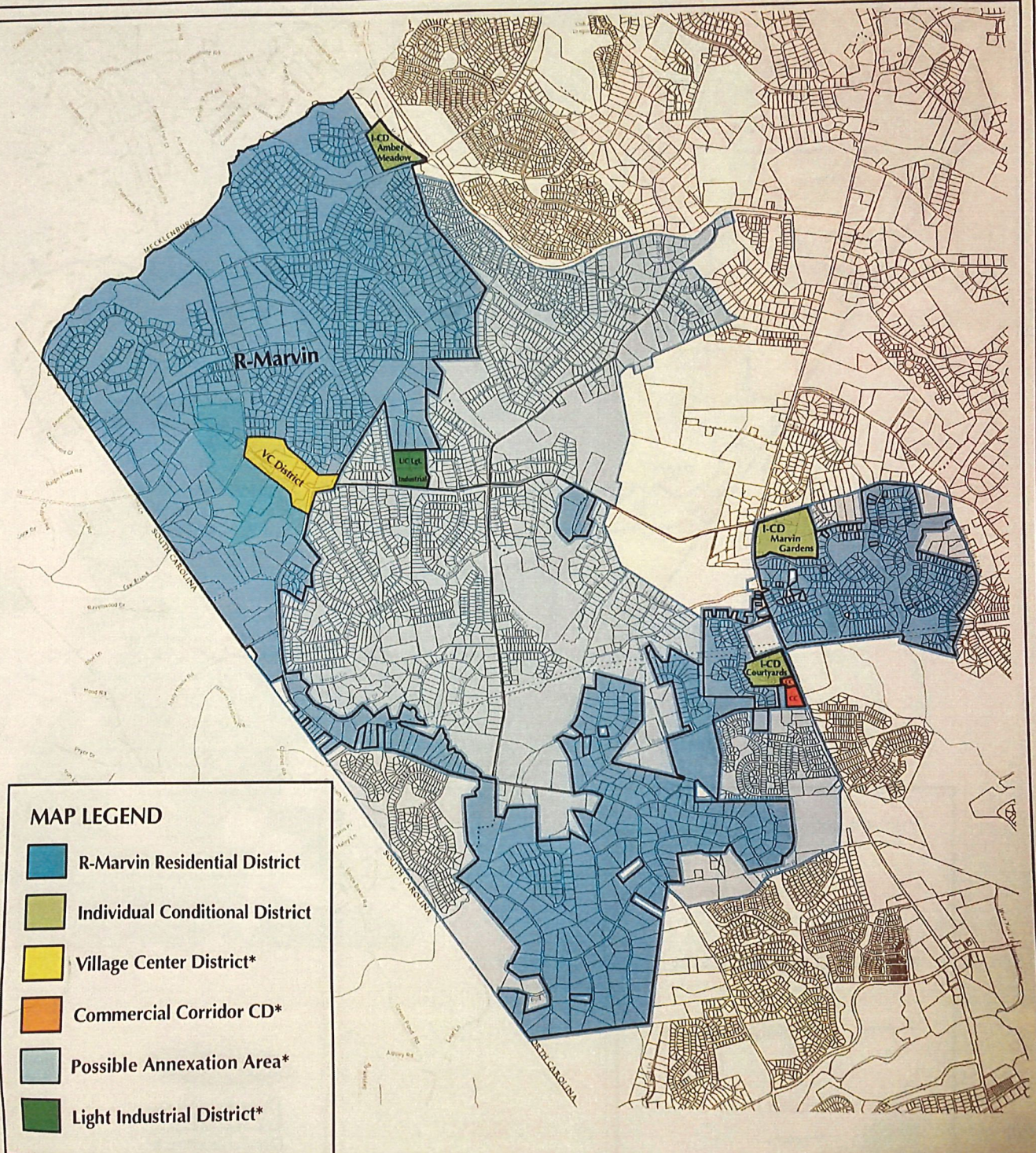
This is the section to talk about other locations of Commercial or Industrial Development. Referring to both the 2006 and the 2017 current draft Future Land Use Maps, as well as current land uses and expected development outside of Marvin's limits, Planning Board should make determinations whether to add or remove Commercial Corridor or Business designations from the draft Future Land Use Map.

Although it is obvious, it should be stated for thoroughness that Staff does not recommend adding any Industrial uses to the Future Land Use Map, per the related statements in the current Land Use Plan expressing desire to not have any industrial uses in Marvin.

Current

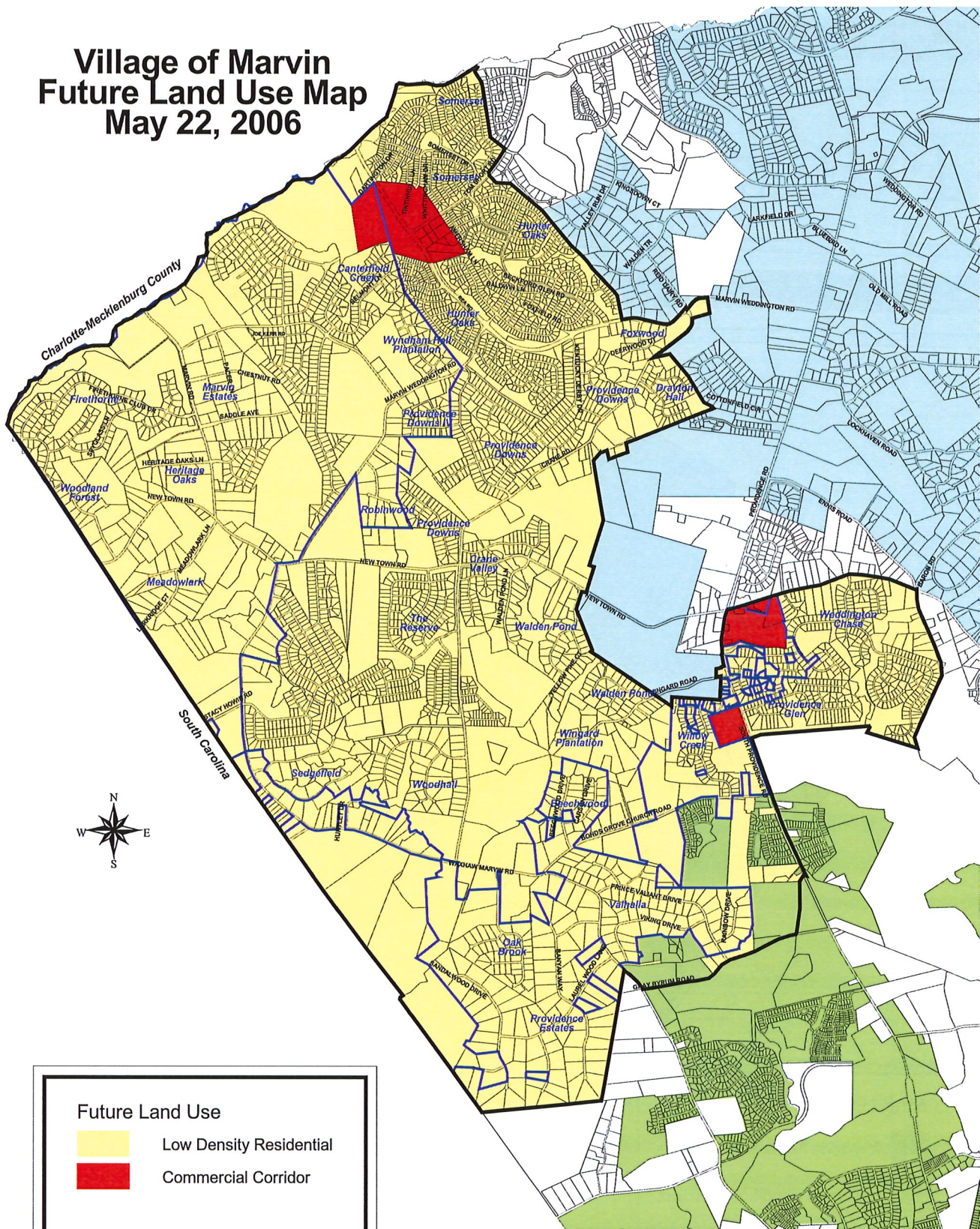
Staff asks Planning Board to review the draft Future Land Use Map and make a final recommendation to include in the Land Use Plan. Staff will bring the final map for review to the next Planning Board Meeting. Alternatively, Planning Board may use this meeting to discuss options but not finalize and schedule a public input meeting to gather residents' opinions on the options.

Future Land Use Map



Important: *Possible District Area: Designated maps are conceptual in nature and subject to future variables, further study and input.

Village of Marvin Future Land Use Map May 22, 2006



Future Land Use

- Low Density Residential
- Commercial Corridor

- Study Area Boundary
- Marvin Municipal Limits

Other Municipal Limits

- Waxhaw
- Weddington

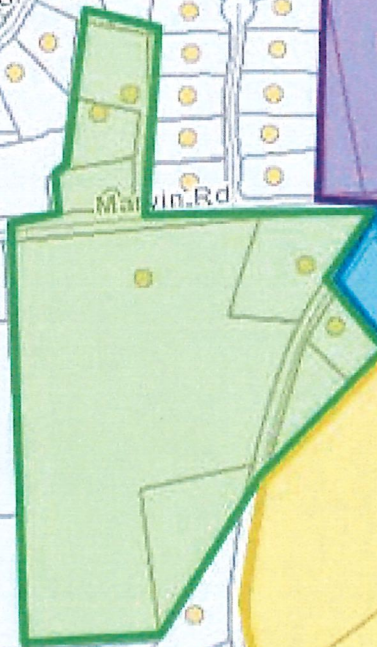


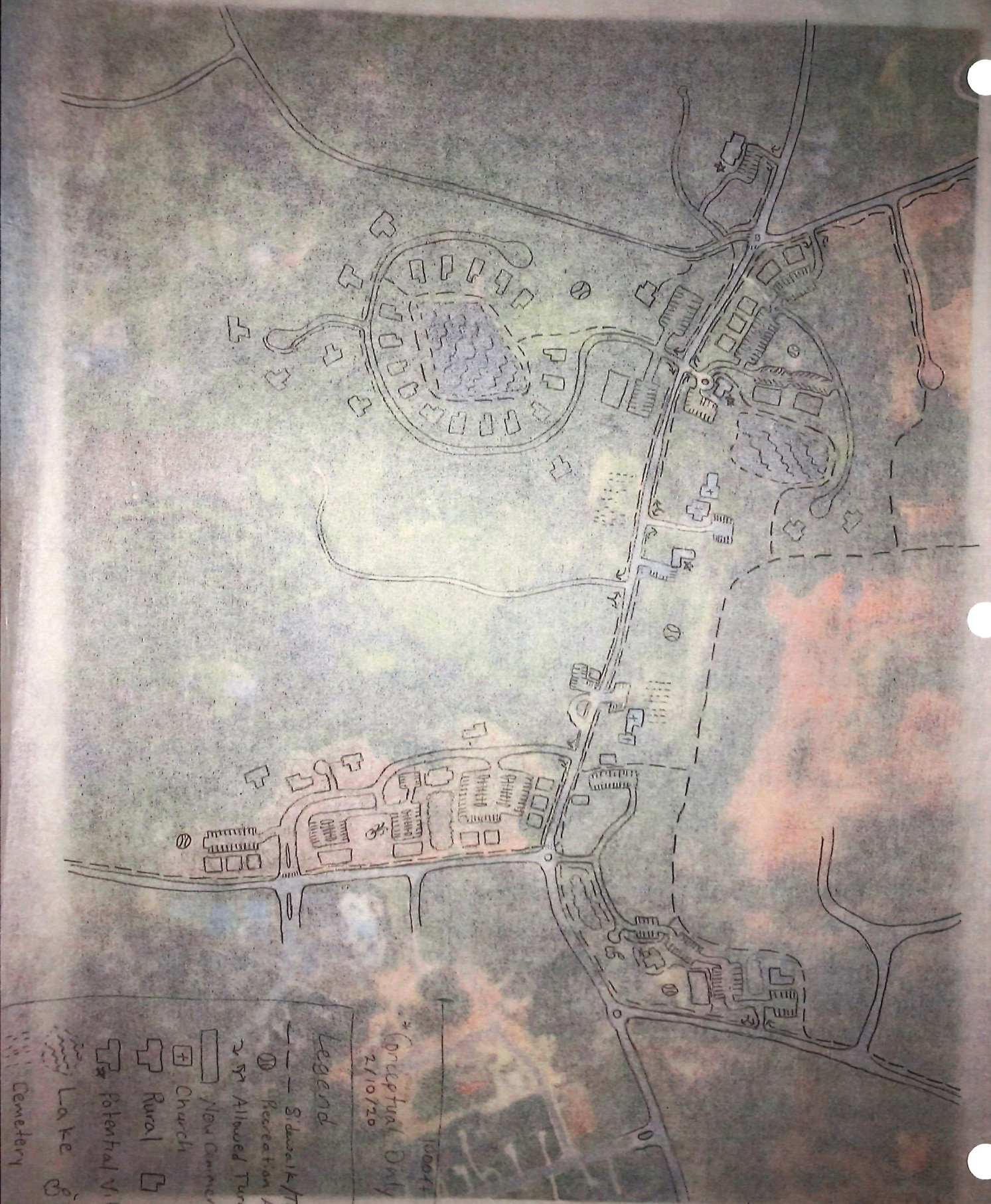
Centralina
Council of Governments
September 2006

2000 0 2000 4000 Feet

VCD Boundary Alternatives

- a. Minimum Boundary
- b. Small Extension
- c. Medium Extension
- d. Large Extension

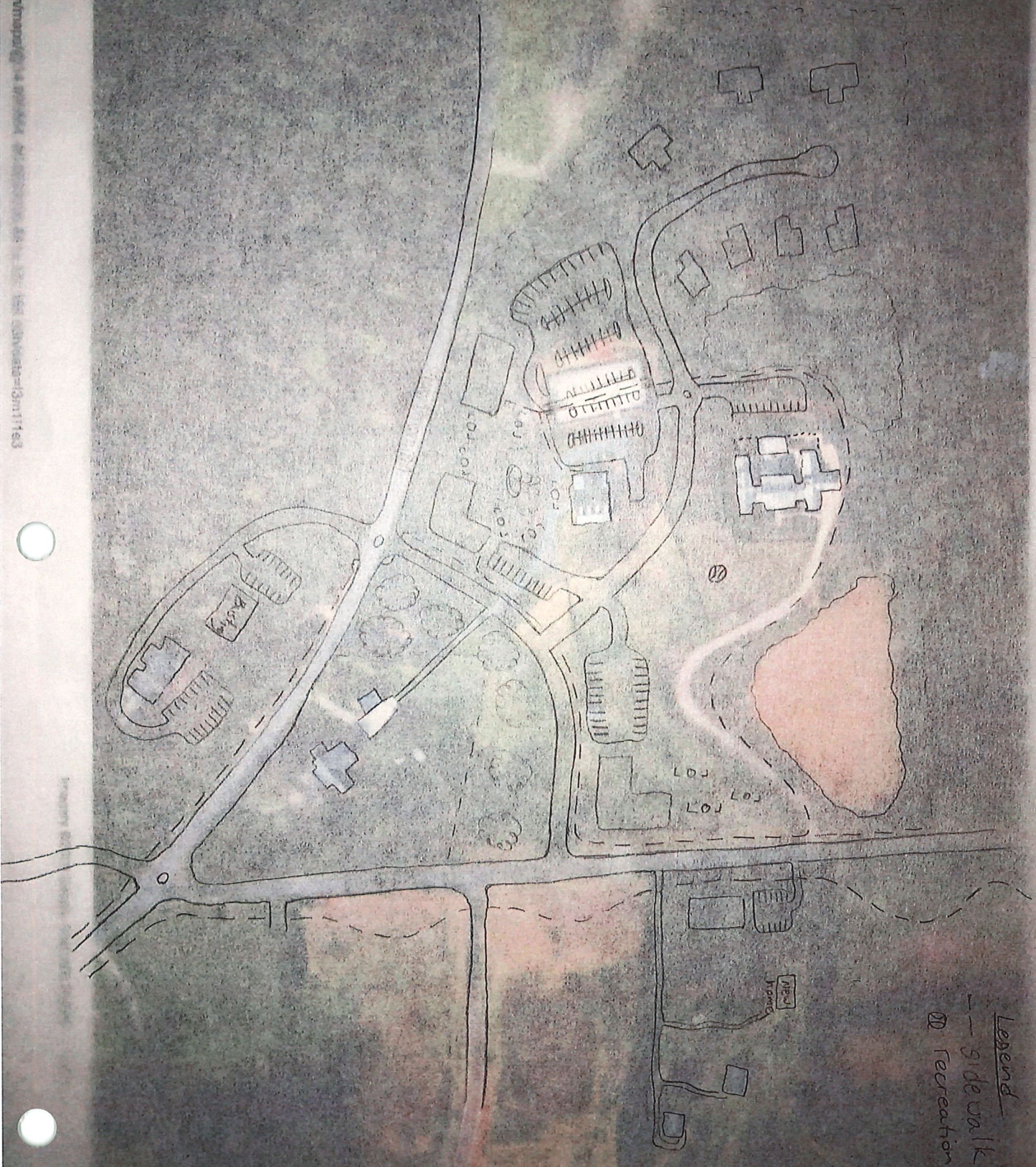




Legend

Conceptual Only
2/10/20

- Sidewalk/Trail
- ⊙ Recreation Area
- ~ Allowed Turn Movements
- ▭ New Commercial
- ⊕ Church
- ⊕ Rural
- ⊕ Suburban
- ⊕ Potential Village Hall
- ⊕ Lake
- ⊕ Former Market
- ⊕ Cemetery



Legend
--- side walk
⊙ Recreation

1315

New Town Rd

1315

New Town Rd

1315

New Town Rd

New Town Rd

New Town Rd

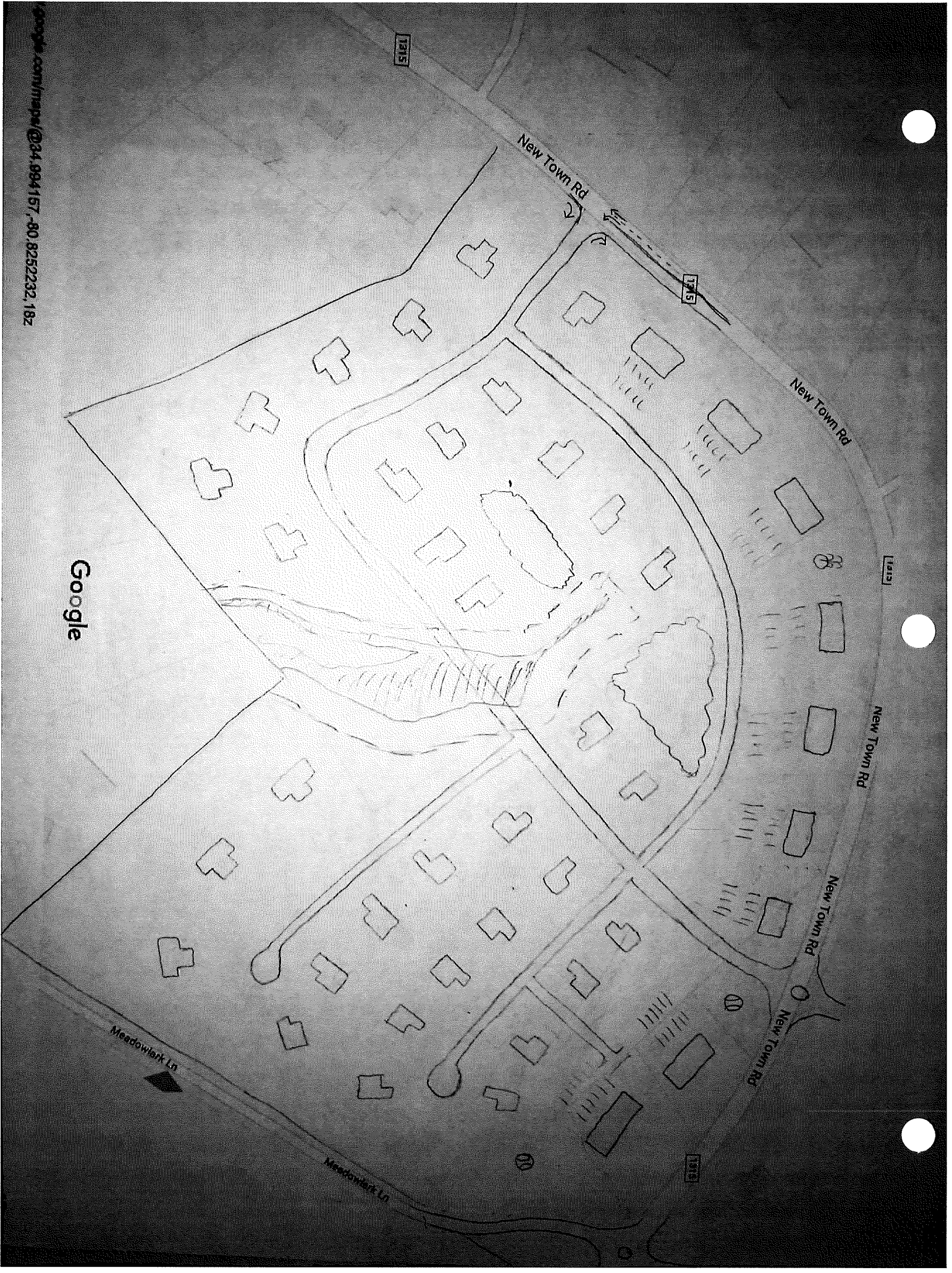
1315

Meadowlark Ln

Meadowlark Ln

Google

google.com/maps/@34.994157,-80.825232,18z



H. TRANSPORTATION, ROADWAYS & TRAFFIC MANAGEMENT: POLICIES AND GOALS



IMPROVE TRANSPORTATION NETWORKS, LOCAL STREETS, INFRASTRUCTURE AND COMMUTER CONDITIONS

Principle Policy

Work to improve commuter conditions, local infrastructure and increase transportation connectivity throughout the Village for all forms of travel.

GOALS & OBJECTIVES

H.1 *Local Road Maintenance*

Maintain a municipal road maintenance program to improve the physical conditions of local roads
Adhere to sufficient regulations and policies to support municipal road maintenance programs and administration
Provide an annual regular maintenance budget for street and sidewalk repairs and include varying funding sources
Prioritize needed repairs as part of the Village's annual capital improvement plan
Implement an inspection and monitoring program for Village roads, sidewalks and streetscapes
Ensure that all new transportation infrastructure is constructed to Village engineering standards.

H.2 *Traffic Calming Devices*

Utilize traffic calming devices and street design to control and manage traffic on local roads
Create policies and funding options for the implementation of approved traffic calming devices
Create policies for viable traffic calming devices that do not impede connectivity

H.3 *Transportation Plans and Maps*

Develop a municipal Street and Road Plan that identifies and categorizes roads within the Village
Pursue studies to decrease speed limits on major roads

H.4 *Local Road Design*

Create design standards for local roads which beautify neighborhoods and slow-down traffic
Create corresponding landscape and hardscape standards for local roads
Incorporate appropriate traffic calming strategies that are designed to protect pedestrians.
Install crosswalks across major roads at critical locations with high visibility design and safety, for example, brick pavers, raised crosswalks, crossing signage, flashing beacons, and/or pedestrian refuge islands.

H. TRANSPORTATION, ROADWAYS & TRAFFIC MANAGEMENT: POLICIES AND GOALS

H.5 *Road and Transportation Networks*

Provide an interconnected street and circulation system to support a mix of alternative modes of transportation
Provide joint routes or alternative routes, as necessary to accommodate pedestrians, cyclists and motorists.
Implement stub-out requirements for future streets and require easements to the Village for construction.

H.6 *Parking Lot Design*

Ensure adequate parking facilities that minimize spill-out traffic into surrounding streets
Consider adequate parking facility regulations for different uses and character areas in the Village

H.7 *Traffic Congestion Management*

Improve traffic study requirements and regulations in Marvin's Land Use Ordinances
Consider the impacts of density and population to ensure growth does not exceed infrastructure

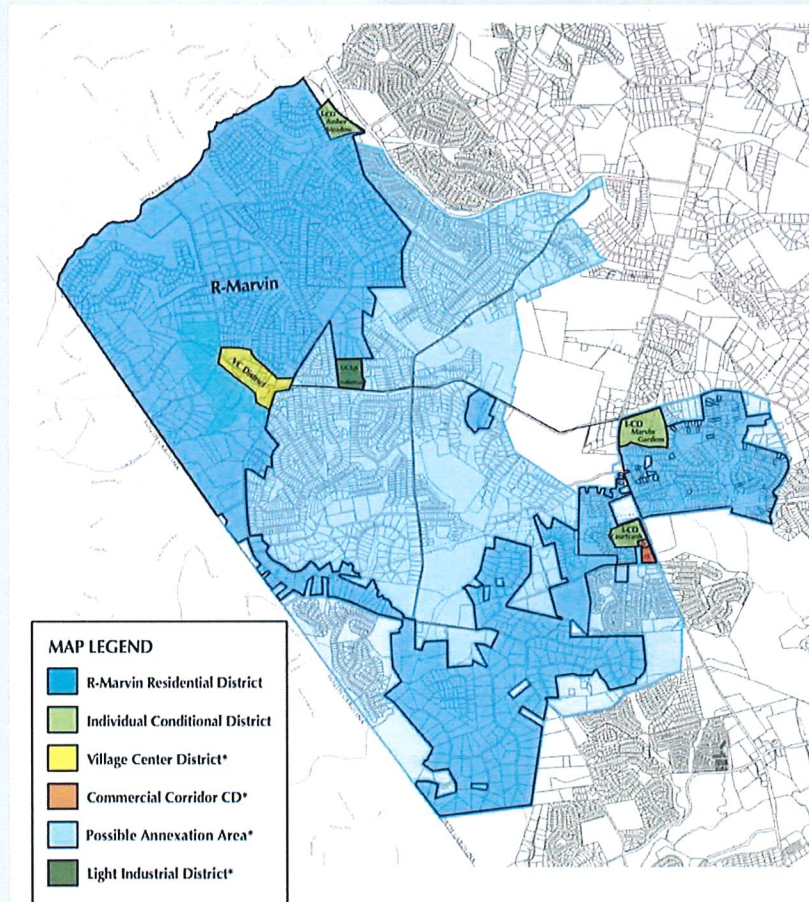
H.8 *Local Area Regional Transportation Plans (LARTP)*

Support the recommended road improvements outlined within the LARTP
Encourage State Transportation bodies to accept recommendations in the LARTP
Consider updating traffic studies on local area Marvin roads where data may help with advocacy

H.9 *Advocacy*

Advocate for increased state public transportation funding to ensure necessary infrastructure support
Prioritize safety improvements on major corridors and advocate for their implementation at local & state levels
Work with North Carolina Department of Transportation (NCDOT), Charlotte Regional Transportation Planning Organization (CRTPO) and TCC to improve roads that connect Marvin to surrounding communities.
Support recommendations in the LARTP to improve safety conditions on state-maintained roads in Marvin
Utilize a regional approach to transportation planning and seek funding to support all transportation needs.

6.0 2050 Comprehensive Plan



Important: *Possible District Area: Designated maps are conceptual in nature and subject to future variables, further study and input.

FIGURE 07: Future Land Use Map

7.0 PLAN SUMMARY

SUMMARY – *Update once completed*

Marvin took an important and proactive step by committing to the development of this Land Use Plan update. By taking the initiative to plan for growth and development, ensures Marvin will continue to thrive and be successful. The vision of a thriving Village is more likely to be realized with a plan that supports the principles and ideals of the citizens of the community itself. This plan sought to fulfil this objective.

Contributions from the public, the Land Use Plan Advisory Committee, Village staff, and other stakeholders established the goals and objectives that provide the framework for this document. The contributions of all parties required them to learn more about their Village and contemplate its future. This required an analysis of existing data, a review of previous planning efforts, and the current state of our community to formulate policies and objectives for an emergent Land Use Plan emerged. This document is an important tool for guiding future development, creating complimentary land uses, and helping the Village of Marvin reach its potential.

Proper use of this Plan, as a decision-making tool, will help to create a Village with a distinct sense of place and its own individual identity. By implementing the vision, policies and goals objectives set forth in the Village of Marvin can accomplish the following:

1. Adhere to land use visions, objectives, codes, policies and procedures
2. Respect the Village's small-town values, rural heritage, history and identity
3. Continue to make Marvin's low-density neighborhoods a desirable place to live and raise a family
4. Balance growth with the preservation of Marvin's natural environments and rural qualities.
5. Respect the Village's historic center and its potential for a special place for community gathering
6. Provide attractive, safe and comfortable pedestrian travelways, streetscapes, greenways and trees
7. Work to improve commuter conditions and create local routes and enjoyable local destinations
8. Work to improve commuter conditions, local infrastructure and connectivity
9. Balance development with sustainable growth patterns and responsible public facility provisions

The future of Marvin is promising thanks to present-day efforts, which show foresight and great consideration. Though conditions change, and plans must adapt, Marvin's founding vision remains consistent. This plan is a recommitment to keeping the best qualities of Marvin flourishing, amid any plans to develop which might be expected in Marvin's future.

8.0 APPENDIX

LAND USE PLAN 2020



Village of Marvin

10.0 APPENDIX Definitions

Supplement: Process and Procedures for LUP Amendments

Supplement: LUP Survey: Survey Documents

11.0 RESOURCES & CREDITS

~ Appendix ~

Land Use Plan Supplements

® PROCESS & PROCEDURES FOR LAND USE PLAN AMENDMENTS

📌 Overview and Procedures

(A.) Overview.

(1.) This section provides the means and processes by which a Land Use Plan may be established, amended, supplemented in the Village of Marvin.

(2.) The following provides an outline of the steps involved in a conventional district map amendment:

- (a) Initial Meetings with Council and Planning Board
- (b) PIM Meetings (Required for new plans or substantive amendments)
- (c) Staff Review and Reports
- (d) Planning Board Recommendation
- (e) Notice of Public Hearing
- (f) Public Hearing
- (g) Village Council Action

(B.) Purpose.

(1) Land Use Plan amendments are used to make necessary adjustments to the plan in response to changed conditions or changes in public policy. Amendments shall not be used to relieve hardships nor shall they be used to confer special privileges or rights on any person or party.

(C.) General Provisions.

(1) The Village Council or the Planning Board may initiate zoning map amendments. No fee shall be charged for zoning map amendments initiated by a governmental agency.

(D.) Process. A request to establish, amend or supplement a zoning map regulation shall proceed in the following manner:

(1) Initial Meetings. Staff should consult with Planning Board and Council to discuss proposed Land Use plans, amendment(s) and supplements to the extent necessary. Staff should also consult with the Planning Board and Council arrange dates, times and format for any public involvement meeting (PIM) which may be required. A public involvement meeting, should be arranged when a new plan or substantive amendment is proposed. A substantive amendment is an amendment which spans more than one page of text, proposes a new core policy, new land use, new development type, new district, new sub-planning area or new Character area or proposes a boundary change to any Land Use plan map. When a public involvement meeting is required the steps outlined in this section must be followed. The PIM procedures herein are minimum requirements.

Overview and Procedures

(2.) **Public Involvement Meetings.** Public Involvement Meetings are intended to facilitate community involvement in the planning process. The process includes reaching out to and engaging the public as well as inviting them to participate in information sharing forums. Once draft plans have been completed a public involvement meeting (PIM) shall be scheduled and held in accordance with the following procedures:

(a.) **PIM Location, Schedule and Agenda.**

1. The Village shall provide an agenda, schedule, location and list of participants, etc. to answer questions from citizens.
2. The PIM shall be a minimum of four hours. Two hours may be scheduled on one date and another two-hour meeting may be scheduled on another date.

(b.) **Notice.** Notice of public involvement meetings shall, at a minimum, be given as follows:

1. A public notice shall be sent by the Village to a newspaper having general circulation in the Village not less than ten (10) days nor more than twenty-five (25) days prior to the date of the PIM. A notice should also be provided via any social medium used by Village Administrative Staff.
2. The notice shall be sent at least (10) days prior to the date of the PIM and must contain information about the time, location(s) of the PIM as well as a general description of the proposal or a link where one can access information about the proposal.
3. A PIM notification sign must be posted in a conspicuous place at Village Hall and on the Village Hall website, and distributed through the Village Hall public distribution list not less than ten (10) days prior to the PIM. The sign shall indicate date, time and location(s) of the PIM, provide links to pertinent documents and information about how draft amendments might be accessed.

(c.) **Public Involvement Meeting Report.**

1. Village staff shall keep notes of citizen comments received during the PIM. In addition, all service provider comments and shareholder comments shall be recorded by the Village.
2. A complete record of all contributions must be collected and retained by the Village Staff, including but not limited to, all maps, worksheets, publications, correspondence, reports and oral comments, and shall be made part of a report.
3. The PIM report must be available at Village Hall and at subsequent meetings concerning the Land Use Plan. A copy of the report and all exhibits and recordings must also be distributed to the Village Council and the Planning Board.

(3.) **Administrative Evaluation and Report.** The Zoning Administrator must prepare a report for the Village Council, which outlines staff findings and exhibits explaining, in detail, how the new plan, amendment(s) or supplement concur with, or diverge from, the current Land Use Plan. The report shall also include a statement of assurance the new plan, amendment(s) or supplements proposed are not being used to relieve hardship or confer special privileges or rights on any person or party. The report must also be provided to the Planning Board.

(4.) **Planning Board Review and Recommendation.**

- (a.) The Zoning Administrator shall distribute copies of the Staff Report and any applicable PIM report to the Planning Board at least fifteen (15) days prior to the Board's next regularly scheduled meeting.
- (b.) The Planning Board and or Council should arrange dates, times and format for public involvement meetings which the public to review and comment on the merits of any new plan or any substantive amendment to an existing land use plan.

- (c.) The Planning Board shall have sixty (60) days from the date on which it begins deliberating upon the substantive merits of the plan to submit a recommendation to the Council. The sixty (60) days may be extended by the Planning Board or the Village Council.
- (d.) The Planning Board may, at its discretion, elect to hold public hearings or PIM meetings regarding the amendments.
- (e.) The Planning Board shall consider the degree to which the plan, amendment or supplement concurs with or diverges from the Village Codes, the current Land Use Plan, North Carolina General Statutes, public input, public surveys and any other land use policy document adopted by the Village.
- (f.) Planning Board member participation shall be in accord with all Board Rules and Procedures, pursuant to relevant State General Statutes and Planning Board Powers and Duties, outlined in §151.200.
- (g.) The Planning Board may make one of the following recommendations to the Village Council:
1. Recommend adoption of the plan, amendment or supplement as proposed.
 2. Recommend adoption of the plan, amendment or supplement with modifications.
 3. Recommend denial of the plan, amendment or supplement.
- (h.) Upon making a recommendation, the Planning Board shall advise and comment on the degree to which the proposed plan, amendment or supplement concurs with, or diverges from, Village Codes, the current Land Use Plan, North Carolina General Statutes, public input, public surveys and any other land use policy document adopted by the Village.
- (i.) The Planning Board meeting minutes of the Planning Board shall record any motions and/or approved recommendations. The meeting minutes shall also record the Planning Board's reasons for providing their recommendation. Prior to the public hearing, the Village Staff shall provide the Planning Board meeting minutes to the Village Council for their review.
- (j.) Planning Board review shall be considered complete once action has been taken, or once the available time for action has expired.

PROCESS & PROCEDURES FOR LAND USE PLAN AMENDMENTS

Overview and Procedures

(5.) **Call for Public Hearing.** The Village Council shall call for a public hearing no later than the next regularly scheduled Village Council meeting, occurring at least five (5) days after Planning Board review is complete.

(6.) **Notice of Public Hearing.**

(a.) Once the Village Council has called for a public hearing, a notice shall be published in a newspaper having general circulation in the area once a week for two (2) successive weeks, the first notice to be published not less than (10) ten days nor more than twenty-five (25) days prior to the date established for the hearing.

(b.) A notice shall be placed on the Village bulletin board not less than ten (10) days, nor more than twenty-five (25) days, before the date established for the public hearing.

(c.) A notice shall be posted in a conspicuous place at Village Hall or on an adjacent street at least ten (10) days prior to the public hearing.

(d.) At least ten (10) days, but not more than twenty-five (25) days before the date established for the public hearing, a notice of the proposed amendments shall be available at Village Hall and on the Village website.

(e.) The Zoning Administrator or Clerk shall file an affidavit certifying that the public hearing and PIM requirements of this subsection have been met. Failure to post notices as provided in this section shall not invalidate any action taken regarding the plan, amendment or supplement. The Village itself is responsible for the fees required to cover costs incurred.

(f.) If any resident property owner in the Village submits a written statement regarding a proposed plan amendment, or supplement to the land use plan, the Village Clerk may, at least two (2) business days prior to the proposed vote on such change, distribute said statements to the Council and Planning Board.

(7) **Village Council Decision.**

(a.) Public Hearing Required. Prior to making a decision, the Village Council shall have held a public hearing in accord with this section.

(b.) Staff Report. The Zoning Administrator must prepare a report for the Village Council, which outlines staff findings and exhibits explaining, in detail, how the new plan, amendment(s) or supplement concur with, or diverges from, the current Land Use Plan. The report shall also include a statement of assurance that the new plan, amendment(s) or supplements proposed are not being used to relieve hardship or confer special privileges or rights on any person or party. The PIM report must also be provided to the Village Council.

(c.) Subsequent Public Hearings at Village Council Discretion. Once a public hearing has been held the Village Council may deliberate and render a decision regarding the proposal. The Village Council may also hold additional public hearings regarding the proposed plan, amendment(s) or supplements any time before the Council takes action.

PROCESS & PROCEDURES FOR LAND USE PLAN AMENDMENTS

Overview and Procedures

(d.) Modifications to Initial Proposal. Substantial modifications to a plan, amendment(s) or supplement must return to the Planning Board for review. The Planning Board shall review the modifications and may issue a new recommendation. Once Planning Board review is complete, a new public hearing will be held following duly required notification, pursuant to §151.250(D)(6).

(e.) Conflicts of Interest. A Village Council member shall not vote on any proposed land use plan, amendment(s) or supplements where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

(f.) Village Council Action. The Village Council shall have the authority to:

1. Approve the Land Use Plan, amendment(s) or supplement as submitted
2. Deny approval of the Land Use Plan, amendment(s) or supplement zoning map amendment
3. Approve the Land Use Plan, amendment(s) or supplement with modifications
4. Submit the Land Use Plan, amendment(s) or supplement to the Planning Board for further study

(g.) Land Use Plan Consistency. Prior to adopting or rejecting the zoning map amendment, the Village Council shall adopt a statement describing the degree to which the new plan, amendment(s) or supplement concur with, or diverges from, the current Land Use Plan and must record why the Village Council considers the action to be reasonable and in the public interest.

(8.) Effect of Approval.

(a.) The new Land Use, amendment(s) or supplements shall be effective upon the date of approval and any applicable maps shall be updated to reflect the change.

PROCESS & PROCEDURES FOR LAND USE PLAN AMENDMENTS

~ Appendix ~

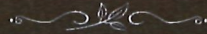
Land Use Plan Survey Documents



Land Use Plan Survey Documents

Term	Applicable Definition
Goal	A statement of government intent against which individual members and staff actions and decisions are evaluated.
Policy	A description of a desired state of affairs for the community; the broad public purposes toward which goals are directed.
Strategy	Individual tasks or accomplishments which, taken together, will enable the Village to achieve its Vision. Strategies recommend specific courses of action to implement the Plan.
Should	An officially adopted course or method of action intended to be followed to implement goals. Though not as mandatory as "shall," it is still an obligatory course of action unless clear reasons can be identified that an exception is warranted. Elected, appointed, and administrative officials are tasked with obligatory implementation in accord with this definition, at all levels of planning.
Encourage	Foster the desired goal through Village policies and actions, including financial support, if appropriate.
Maintain	Keep in good condition the desired state of affairs using Village policies and with elected and appointed officials and staff involvement, funding, and actions as appropriate.
Pedestrian-Scale	The use of architectural elements and development features, designed in proportion to the human-scale and oriented to engage pedestrian senses, promote their comfort and encourage their activity. Such elements are typically smaller in scale and proportionately scaled to the human body; rather than monumental or large scale, include surface texture and patterns, lighting, colors, materials, and architectural details that engage human senses and interest.
Promote	Advance the desired state using Village policies and follow through with the appropriate action
Provide	Take the lead role in supplying the appropriate support to achieve the desired goal. The Village is typically involved in all aspects from planning to implementation to maintenance. Actions may involve Village financial support, if appropriate.
Support	Adopt and pursue policies, goals and actions to coordinate activities and supply necessary resources, as appropriate, to achieve desired goal. Does not imply promises of financial support.
Work	Cooperate with, and act through staff, officials, consultants, and volunteers to meet required policies and produce desired goals.
Design Standards	Wherever the plan requires development in accord with design standards, the design standards, principles and manuals throughout this plan, and the appendix of this plan, shall apply.
Village Center Design & Development Guide	All design principles, policies, goals, images, or required manuals pertinent to the Village Center Character Area, in any relevant section of this plan, code or policy, including the Village Center PODD Manual located in the Appendix of this plan.
Sense of Community	
Viewshed Buffer	
Small-scale Business	<i>Add These and other works – check existing with planning standards.</i>
Neighborhood-scale Business	
Regional-scale Business	

9.0 RESOURCES & CREDITS



Authors

- Barlow Ava. "Architecture Styles in North Carolina Courthouses". North Carolina Administrative Office of the Courts. North Carolina, USA, 2013.
- Brown, Matthew. The Society for the Preservation of Historic Oakwood. Oakwood, NC, 2017. Accessed April 2017.
- Carter, Phillip H. Ibid., Kleinburg-Nashville Heritage Conservation District: Study and Plan. (Volume One) Kleinburg, 2016.
- Ching, Francis D.K., Architecture: Form, Space, and Order. (3rd ed.), John Wiley & Sons, Inc., New Jersey, 2007
- Gunn, Clare A.; Var, Turgut, Tourism Planning: Basics, Concepts, Cases. (4th ed.) "Chapter 9: Site Planning Concepts". Psychology Press. 2002
- Illmensee, Kaitlyn A. Identifying the Village of Marvin. (Senior Thesis); Virginia Polytechnic Institute, Blacksburg, VA, 2012.
- Motloch, John L., Introduction to Landscape Architecture. (2nd ed.) John Wiley & Sons, Inc. New York, 2000.
- Russ, Thomas H., Site Planning and Design Handbook (2nd ed.) McGraw-Hill Companies, Inc. New York, 2009.
- Ujang, Norsidah; Zakariya, Khalilah. The Notion of Place, Place Meaning and Identity in Urban Regeneration. Department of Landscape Architecture, Faculty of Design and Architecture, International Islamic University Malaysia, Malaysia. August 2014.
- Thompson, Nancy. Useful Community Development: "Urban Design Principles Address Form and Function": 2010 – 2017, <http://www.useful-community-development.org/urban-design-principles.html>. Accessed 28 Feb. 2017.

Publications

Architecture and Space. University of Idaho: Department of Landscape and Architecture. 2016: Moscow, Idaho.

Carson Dunlop Education System. "Course Resources". Carson-Dunlop. Des Plaines, Illinois, 2017.
learn.carsondunlop.com. Accessed 02 2017.

City of Dunwoody 2015-2035 Comprehensive Plan. Jacobs Consultants, Dunwoody, GA, 2015.

City-Wide Streetscape Implementation Manual and Financial Strategy: For Intensification Areas and Heritage Conservation Districts: EDA Collaborative Inc. Vaughan, CA, 2014.

Design and Planning Process: A Guide to Good Practice. Rochdale Borough Council. 2008.
www.rochdale.gov.uk/PDF/2008-09-12-Design-Planning-Process-Guide-to-Good-Practice Accessed Feb 2017.

Illustrated Urban Design Principles. City of London. London, Canada. May 2013.

Pedestrian Scale Design Guidelines Manual. Meyers & Associates. 2009: Powell, Ohio.

RealtorMag. National Association of Realtors. "Architecture Guide". mrealtormag.realtor.org/home-and-design/guide-residential-styles. Chicago, IL, 2017. Accessed 02 2017.

Sense of Place and Community: Design Guidelines for New Construction in Historic Districts; Preservation Alliance for Greater Philadelphia. Philadelphia, PA, 2014.

Urban Street Design Guidelines, City of Charlotte: Tracy Newsome, Charlotte Department of Transportation, Charlotte, NC, 2007.

United States Census Bureau. Quick Fact Tables "Marvin Village, North Carolina". (Various Datasets)
www.census.gov/quickfacts/table/PST045215/3741720 Washington, DC: April 26, 2017 Access Date January 4, 2017

> Fifty (50) Land Use Plans were reviewed and assessed. This list is available upon request. ***

Images

"Marvin" 34.9918° N, 80.8148° W. Google Earth. February 2017. Accessed Feb. 2017.

"Raleigh" 35.7796° N, 78.6382° W. Google Earth. February 2016. Accessed Feb. 2017.

"Oakwood" 35.7845° N, 78.6307° W. Google Earth. February 2016. Accessed Feb. 2017.

"Monroe" 34.9854° N, 80.5495° W. Google Earth. September 2016. Accessed Feb. 2017.

"Kleinburg" 43.8385° N, 79.6235° W. Google Earth. September 2014. Accessed Feb. 2017.

"Pinehurst" 35.1954° N, 79.4695° W. Google Earth. May 2014. Accessed Feb. 2017.